

Development Impact Fees

Excerpts from the [2017 Brighton Fee Resolution](#) (BFR)

And

[Brighton 2017 Utility Ordinance No. 2244](#)

All new development in Brighton, including expansion to existing development, shall be assessed development impact fees. The following is a summary of impact fees that developers can expect, which in most instances will be collected at permit issuance for vertical building construction.

This outline does not include permit and plan review fees, or use taxes charged on materials for new construction. Use taxes charged at permit issuance are figured at 3.75% of 50% of the project valuation (cost of materials and labor), which is adopted by Municipal Code. Any questions related to development process, district boundaries, fees, or any related issues may be directed to Pennie Snow at 303-655-2023, or psnow@brightonco.gov.

Community Park Impact Fee (BFR Sec III.D)	<i>- applies to all residential developments</i>	
	Construct park to city standards; OR - Pay \$400/unit with land dedication - Pay \$720/unit without land dedication	
Neighborhood Park Impact Fee (BFR Sec III.D)	<i>- applies to all residential developments</i>	
- Developments of 337 units or less:	- Pay \$1,380/unit with land dedication - Pay \$1,700/unit without land dedication	
- Development of 338 units or more:	Construct park to city standards	
Crossing Fee (BFR Sec III.C)	<i>- applies to all residential developments</i>	
	Pay \$700/unit	
Traffic Impact (Sec III.D)	<i>- applies to all development</i>	
- Residential:	\$1,700 per dwelling unit	
- Commercial office:	\$0.98/square foot of gross building area	
- Commercial retail:	\$0.65/square foot of gross building area	
- Industrial:	\$0.41/square foot of gross building area	
Water Plant Investment Fee (PIF) - (Ord 2244)	<i>- applies to all development with water rights donated – based on the size of the water tap</i>	
- Single-family detached, mixed use, commercial, industrial, and other uses not specifically delineated herein:	.75" tap - \$10,640 1" tap - \$17,733 1.5" tap - \$35,465 2" tap - \$57,743	3" tap - \$106,393 4" tap - \$177,321 6" tap – by special review
- Multi-family (includes apartments, condominiums, single-family attached including duplexes and townhomes, single-family detached with carriage unit.	First unit - \$10,640 Each additional unit - \$6,384	
Water Resource Fee (Ord 2244)*	<i>- in addition to Water PIF, if no raw water is dedicated and accepted by city - based on the size of the water tap</i>	
- Single-family detached, mixed use, commercial, industrial, and other uses not specifically delineated herein:	.75" tap - \$9,610 1" tap - \$16,017	Water resource component fees for taps greater than 1" will be developed based on water demands under specific site review.
- Multi-family (includes apartments, condominiums, single-family attached including duplexes and townhomes, single-family detached with carriage unit:	First unit - \$9,610 Each additional unit - \$5,461	

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Water Meter Inventory	<i>- A meter shall be purchased from Brighton inventory, and is charged based on the size and type of meter installed (at the city's discretion) at the cost of meter inventory. This list reflects the current cost range of meters by size.</i>	
- All water taps shall be fit with a meter in the same size as the tap (includes ERT fitting):	.75" tap - \$261.95 1" tap - \$335.80 1.5" tap - \$601.95-\$1,200.93 2" tap - \$734.26-\$1,728.11	3" tap - \$1,220.41 - \$2,446.57 4" tap - \$1,597.34 - \$3,271.18 6" tap - \$2,905.03 - \$5,443.49
Wastewater Plant Investment Fee (Ord 2244) – based on the size of water tap	<i>- applies to all development – fees charged by district boundary (either MWRD <u>or</u> SBDMD) Boundary Map (link coming soon)</i>	
Metro Wastewater Reclamation District (MWRD)	<i>– fees set by district</i>	
- Single family detached and duplex	\$4,220/unit	
- Multi-family residential and non-residential uses	.75" water tap - \$8,440 1" water tap - \$20,256 1.5" water tap - \$46,420 2" water tap - \$84,400	3" water tap - \$181,460 4" water tap - \$362,920 (larger than 4" water tap, see Utility Director under special review)
South Beebe Draw Metro District (SBDMD)	<i>– fees set by district</i>	
- Single-family detached, mixed use, commercial, industrial	.75" water tap - \$4,408 1" water tap - \$11,754 1.5" water tap - \$14,692	2" water tap - \$47,015 3" water tap - \$94,030 4" water tap - \$146,922
	(larger than 4" water tap – fee shall be established by Lochbuie Sewer Board after acceptable sewer impact report)	
Wastewater Connection Charge (Ord 2244)	<i>- applies to all development</i>	
- Single-family detached, mixed use, commercial, industrial	.75" water tap - \$2,175 1" water tap - \$3,695 1.5" water tap - \$7,175 2" water tap - \$11,520	3" water tap - \$23,255 4" water tap - \$39,555 (larger than 4" water tap, see Utility Director under special review)
- Multi-family dwellings, includes apartments, condominiums, single-family attached, and single-family detached with carriage units	First unit - \$2,175 Each additional unit - \$1,412	
Stormwater Impact Fee (Ord 2244)	<i>- applies to all development and is based on whether property is inside or outside of the South Outfall Systems Plan (SOSP) Boundary Map (link coming soon)</i>	
Inside SOSP		
- Residential Single Family – includes single-family detached, single-family attached (duplexes)	\$4,360/unit	
- Multi-family residential (includes apartments and condominiums)	\$2,200/unit	
- Non Residential – includes commercial, mixed use, and industrial uses	\$0.72/square foot of impervious surface area	

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Outside SOSP	
- Residential Single Family – includes single-family detached, single-family attached(duplexes)	\$1,697/unit
- Multi-family residential (includes apartments and condominiums)	\$852/unit
- Non Residential – includes commercial, mixed use, and industrial uses	\$0.60/square foot of impervious surface area

**New development is required to dedicate raw water; fee-in-lieu of the required raw water dedication will not be accepted for developments required to provide greater than five acre-feet of water except in cases of specific, existing agreement and at the city's discretion. In that instance, the Water Resource Fee shall be determined by special review. If raw water is dedicated and accepted/transferred to the City during the entitlement process of the development, the Water Resource component of the Water Plant Investment Fee shall not be required.*

Notes:

- Boundary maps (*coming soon*) for district boundaries discussed above are offered as a quick reference courtesy. Properties that are located close to a boundary should be verified with this office for accurate budget planning.
- Development fees collected shall be those fees in effect at the time of permit issuance. Fees may be further governed by specific agreement for the development as adopted by the Brighton City Council. Final fees shall be based on approved construction drawings for the development and shall be figured by the city. All fees are subject to change without notice.
- Credits shall be provided for existing infrastructure during redevelopment at the city's discretion.
- Non-profit organizations shall be eligible for a waiver of use tax; a tax-exempt certificate for the organization being permitted must be on file for fee reductions to be applied.
- A written estimate of a permit and plan review fees, as well as use tax, can be provided upon request to the Customer Service Center (1stop@brightonco.gov). The fee formula for a permit fee is located within the [2017 Fee Resolution](#) (Sec. IV. C.) and is based on valuation. A project valuation shall be estimated based on the cost of materials and labor.
- Fire sprinkler systems require a dedicated tap and shall not be charged investment fees or meter charges for the tap.
- Any metropolitan or special district fees that may apply to a development are not included herein. An accurate estimate of fees is available upon request by filling out a [New Development - Fee Estimate Form](#) or by contacting Pennie Snow at 303-655-2023, or psnow@brightonco.gov.